



THIS SPACE RESERVED FOR

2017-013794
Klamath County, Oregon
12/01/2017 02:04:01 PM
Fee: \$47.00

After recording return to:

Oscar Ayala and Alesya Neverov
1716 Lakeview Avenue
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:

Oscar Ayala and Alesya Neverov
1716 Lakeview Avenue
Klamath Falls, OR 97601
File No. 204817AM

STATUTORY WARRANTY DEED

William R. Wohrman and Janice C. Wohrman, as Trustees of the Wohrman Family Revocable Living Trust U/D/T dated March 10, 1995,

Grantor(s), hereby convey and warrant to

Oscar Ayala and Alesya Neverov, as Tenants by the Entirety,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

The South 51 feet of the North 102 feet of Lot 16 and the South 51 feet of the North 102 feet of Lot 15A in Block 68 BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Westerly 10 feet of Lot 15A

The true and actual consideration for this conveyance is \$179,100.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 29 day of 11, 17.

Wohrman Family Revocable Trust

[Signature]
William R. Wohrman, Trustee

[Signature]
Janice C. Wohrman, Trustee

State of Oregon } ss
County of Klamath }

November 29

On this 29 day of December, 2017, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared William R. Wohrman and Janice C. Wohrman, Trustees of the Wohrman Family Revocable Trust U/T/D dated March 10, 1995, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of Oregon

Residing at: Klamath
Commission Expires: 10/19/19

